

Mary O'Neil

From: t hetrick [hetrickt@yahoo.com]
Sent: Thursday, June 30, 2011 2:15 AM
To: Mary O'Neil
Subject: Zoning permit 11-0956HO

Attachments: zoning.pdf



zoning.pdf (949 KB)

Please find attached my input for the zoning permit at 106 Rose St. Unit 5. Please contact me if you have any questions about the information provided or if more is needed.

Thank you.

Tom Hetrick

Thomas Hetrick
106 Rose St. Apt 6
Burlington, VT 05401
802-399-8329

Mary O'Neil
Dept. of Planning and Zoning
149 Church St.
Burlington, VT 05401

I am providing this information in regard to zoning permit 11-0956HO at 106 Rose St. Unit 5.

Background

Unit 5 at 106 Rose St. is one half of a two-unit townhouse-style duplex in a small (8-unit) condominium association in the Old North End. The units were constructed in 2001. The "front" of the units faces Manhattan Avenue and the "back" faces the condominium parking lot, which is entered from Rose Street.

The occupants of Unit 5 have been engaged in their home occupation since at least February of 2011. Planning for the occupation apparently began in early 2010. The bakery activity currently appears to be the occupants' sole occupation, and thus if the bakery operation is currently not large enough to support their financial needs, it should be expected to grow in the near future.

Corrections to the Memorandum

Page 2, Article 3, Part 5, (1): The items prepared in Unit 5 are being distributed to local natural food stores in addition to being sold at farmers markets. Items produced have been observed in the City Market store in downtown Burlington, and the website associated with the bakery indicates that five more stores are selling the products.

Page 5, Article 5, Part 4, (11): Same as above.

Page 2, Article 3, Part 5, (3): Deliveries of eggs have been observed in addition to the stated pickups by distributors.

Responses

Page 3, Article 3, Part 5, (10): The current level of activity produces significant aromas in the adjacent unit. The units currently have no exterior-venting fan on the first floor, and only a low-CFM unit in the bathroom on the second floor.

Page 5, Article 5, Part 4, (7): The current level of activity in Unit 5 causes two adverse impacts on the adjacent unit.

1. The activity causes significant aromas in the adjacent unit. Aromas persist from midday

until the late evening. It has been necessary to open windows and run fans in order to disperse the smells, which adds to the electrical bill for Unit 6, and to the heating bill in the winter months. The aromas are increased by both the operation of the bathroom exhaust fan and the clothes dryer in Unit 6. However, the neither is not sufficiently powerful to disperse the odors.

2. The activity causes significant noise in the adjacent unit. Specifically, operation of the microwave attached to the party wall causes a sound that can be heard throughout the house when it is opened and closed, which also causes items to rattle in the kitchen cabinets.

Requested conditions for approval of home occupation in Unit 5:

1. The occupants of Unit 5 install an exhaust fan for the kitchen area which vents above the roof. A vent at the rear of the unit would be close to the bathroom window of Unit 6. There is a closet directly above the kitchen that can be used to run the ductwork vertically from the first floor to the roof.
2. The occupants of Unit 5 cease use of the microwave attached to the party wall, or remove it and mount it in another location.

Images

Unit 5

Unit 6



Rose St.

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Aerial photo of 106 Rose St.

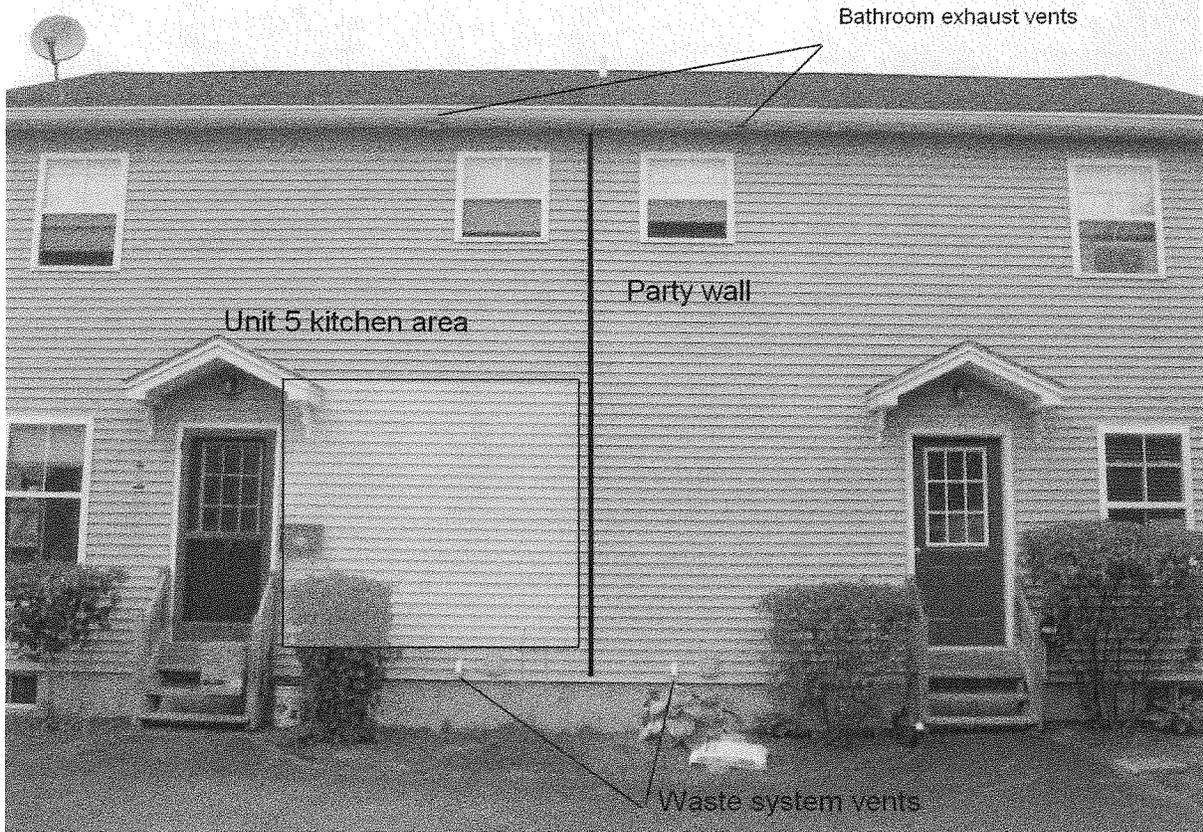
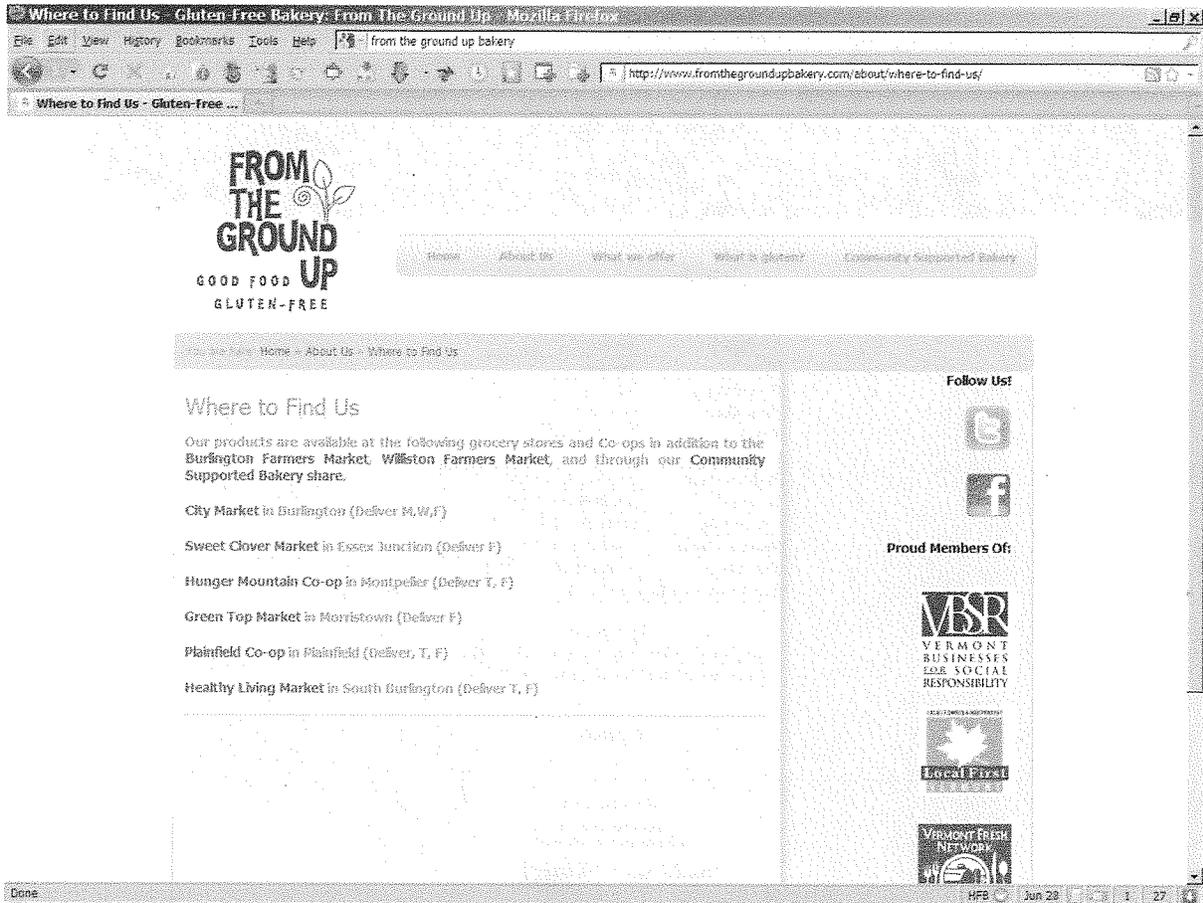


Image of rear exterior of Units 5 and 6.



Image of rear and side exterior of Unit 6.



Screenshot of distribution information on bakery website.

Vermont Secretary of State - Mozilla Firefox

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http://cgi3.sec.state.vt.us/cgi-bin/nhsyer.exe

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Limited Liability Company Information

LLC Name	FROM THE GROUND UP LLC
STATUS	ACTIVE
File Number	L0029617
Type	Domestic
State of Origin	VT
Origin Date	04/13/2010
Description	HOME BAKERY
Fiscal Year End	12
Registered Agent	ABIGAIL K. KNAPP
Address	106 ROSE ST., UNIT 5
City State Zip	BURLINGTON VT 05401-
Principal Address	106 ROSE ST., UNIT 5
City State Zip	BURLINGTON VT 05401-
Last Annual Report Date	12/31/2010

LLC Personnel

Last Name	KNAPP	First Name	ABIGAIL	MIR
Last Name	TUCKER	First Name	MATTHEW	MIR

Companies

Information Contact

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Screenshot of bakery incorporation information.